
Part XXII

Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan

San Diego County General Plan

Adopted
August 13, 1980
GPA 80-01
Amended
December 20, 1989
GPA 89-03

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 89-03, Items 1 and 2, is the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan and it is a part of the Land Use Element, Section II, Part XXII, of the San Diego County General Plan, and that it was approved by the San Diego County Planning Commission on the 29th day of September 1989.

Clarence P. Wilson, Chairman

Attest: Lauren M. Wasserman, Secretary

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 89-03, Items 1 and 2, is the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan and is a part of the Land Use Element, Section II, Part XXII, of the San Diego County General Plan, and that it was adopted by the San Diego County Board of Supervisors on the 20th day of December 1989.

Susan Golding, Chairwoman

Attest: Kathryn A. Nelson, Clerk of the Board

A history of the amendments to this Plan is available at the Department of Planning and Land Use.

Adopted
Seventh Amendment

August 13, 1980
December 20, 1989

GPA 80-01
GPA 89-03 (Update)

CREST/DEHESA/HARBISON CANYON/GRANITE HILLS SUBREGIONAL PLAN

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FORWARD

The Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan consists of the text (except for the Appendix) and the Land Use Plan Map, Circulation Element Map and the Resource Conservation Area Map. The Plan is intended to promote orderly development, protect environmental and man-made resources, and implement the County's objectives for growth management.

The Land Use Plan Map provides the basis for the specific zoning regulation of unincorporated land within the Subregion. The text provides planning goals and related policies for implementing the plan through various regulatory measures and action programs.

The Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan supplements all existing elements of the San Diego County General Plan with specific emphasis on the planning needs of the Subregion.

This Plan was prepared by the Crest/Dehesa/Harbison Canyon/Granite Hills Citizens' Planning Group with staff assistance from the County Department of Planning and Land Use.

BACKGROUND

The Crest/Granite Hills, Dehesa, Harbison Canyon Subregion is located in the southwest quadrant of San Diego County. The area consists of approximately 33 square miles including the communities of Crest, Granite Hills, Dehesa and Harbison Canyon. Included within the area, but autonomous, is the 640 acres Sycuan Indian Reservation.

The subregion is bordered by Lakeside to the north, Alpine to the east, Jamul to the south and El Cajon to the west. The area is geographically diverse, containing within its boundaries, steep mountains, massive rock formations, rolling hills, open valleys and deep canyons. The Sweetwater River system with its tributaries (North Fork, Sycuan Creek, Harbison Canyon Creek) as well as Forester Creek, which drains to the San Diego River, are all within the Plan Area. A variety of flora and fauna exists and archaeological formations, especially those relating to Indian settlements, abound.

Dehesa was originally homesteaded in the 1860s and became known for its extensive production of grapes, olives and fruits. The ridge-top community of Crest was developed as a planned cabin subdivision (Suncrest) in the 1920's. Harbison Canyon, located in the upper reaches of Dehesa Valley, was developed as a recreational subdivision in 1926. Granite Hills is almost built-out at rural densities and it forms an effective transition between the estate and rural uses in the Subregion and the highly urbanized City of El Cajon.

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The Crest/Granite Hills, Dehesa, Harbison Canyon Subregional Plan consists of a text and the Land Use Map, the Recreational Element Map, the Circulation Element Map and the Resource Conservation Map. The plan is intended to guide development in keeping with the distinct physical, cultural and historical characteristics of the subregion. This plan was prepared by the members of the Crest/Granite Hills, Dehesa, Harbison Canyon Subregional Planning Group, together with interested citizens of the Subregion, and staff assistance from the County Department of Planning and Land Use.

This plan supplements all existing elements of the San Diego General Plan with emphasis on the specific planning of the subregion.

In order to ensure that the communities which emerge in the future are compatible with the natural strengths, beauty and variety of the subregion, it is imperative that the goals set and the policies adopted for the Subregion are implemented and enforced.

1. COMMUNITY CHARACTER

GOAL

DEVELOP LAND IN A MANNER THAT REINFORCES THE IDENTITY OF THE EXISTING COMMUNITIES OF CREST, DEHESA, HARBISON CANYON AND GRANITE HILLS, WHILE MAINTAINING EACH AREA'S RURAL, RUSTIC CHARACTER.

FINDINGS:

San Diego County has experienced a rapid rate of growth in rural unincorporated areas which has diminished the identity of these areas. There exists a need to preserve a rural form of lifestyle within San Diego County in spite of pressures to urbanize rural areas, particularly those within the urban fringe.

The Crest, Dehesa, Harbison Canyon and Granite Hills Subregion contains four separate communities that exhibit, to varying degrees, a physical, social and cultural environment which provides relief from the growth taking place, mainly in the City of El Cajon to the west but also to the north in the unincorporated community of Alpine.

Crest

Crest is a unique mountain-top community that overlooks the Dehesa Valley to the south, Lakeside to the north and El Cajon to the west. During the 1920's, the area of the current Country Town was planned and subdivided into resort-style developments.

The historic townsite of Crest is, today, an area of single-family homes built at densities typical of suburban areas. There are many constraints to development within the Country Town. There are no sewers, consequently, lots must be large enough to accommodate adequate septic systems. The topography isolates Crest from the urbanized areas to the north and west while giving the residents convenient access to urban amenities via La Cresta Road. Many of the residential streets in Crest are narrow and unpaved which is consistent with the rural character of the area.

The landscape within the Crest Country Town is varied with introduced species mixed in with the indigenous oak and coastal sage scrub. Many stands of eucalyptus trees, which have existed since the early days of the settlement, continue to thrive. Large groupings of granite rocks are another important element in the aesthetics of Crest.

The townsite of Crest contrasts with the area of estate development which

spreads out to the north. Lot sizes of greater than two acres are the rule in this area with many large undeveloped but heavily constrained tracts of land to the south, east and west.

It is important that the historic townsite in Crest remain the focus of the community.

The steep slopes that surround the Crest Country Town are mostly exposed granite. Suncrest or Dehesa Mountain to the south, Ironside Mountain to the northeast and El Capitan, in the distance to the north, are highly significant scenic resources. Also, these massive granite formations are somewhat unstable and large boulders occasionally separate and roll down the slopes. Thus development, both on the slopes and at their base, can impact scenic resources and is potentially hazardous.

Certain types of small businesses are allowed in the A70 Limited Agriculture Use Regulation and it is important to the community that this feature be retained in the future zoning for the land located outside of the Crest Country Town.

Dehesa

The Dehesa Valley is a picturesque, pastoral, agricultural area located along the upper reaches of the North Fork of the Sweetwater River and along the lower portions of Harbison Canyon Creek. It was originally homesteaded in the 1860's and it eventually became known for production of grapes, olives and deciduous fruits. Today, Dehesa remains primarily agricultural/residential. Agriculture has all but disappeared from the Dehesa Valley today but its distinctive rural character still remains.

Mountains rising up on all sides of Dehesa help keep development contained and separated from the neighboring communities of Alpine, Crest, Harbison Canyon and Granite Hills.

The uses taking place on the Sycuan Indian Reservation which is located immediately southeast of the Dehesa Country Town generate considerable traffic along Dehesa Road. Continued expansion of these enterprises may foster more development on the reservation which could have an impact upon the availability of groundwater resources in Dehesa. Downstream, impacts to the water quality of the Sweetwater River could result if liquid waste disposal systems located on the Indian reservation are not carefully monitored.

Architecturally the Dehesa area is a diverse mixture of farm houses and estate-sized residences with no specific style predominating. Uniform, production-like housing would be inconsistent with the existing character of Dehesa.

Horseback riding is an important pastime in Dehesa and trails exist throughout the area. Since horse traffic is likely to be a popular recreation for some years to come, it is important to provide public trails for horses along existing Circulation Element roads.

Sloan Canyon is formed by the main channel of the Sweetwater River and it is located between Loveland Reservoir and where the river turns west to parallel Dehesa Road. The landscape is rugged and very scenic with steep slopes covered with oaks, chaparral and scenic rock outcroppings. With the exception of the portion of the channel that is currently being mined for construction quality sand, the canyon remains in its natural state.

Harbison Canyon

Harbison Canyon is a small community along an oak-lined mountain valley. First subdivided in the early 1900's, the intent was to provide a destination for those seeking some relief from the heat and pressures of the urbanizing areas of San Diego. The original lots were very small and offered little opportunity to accommodate, what might be considered today, a full-sized single-family residence. Most of the initial development was comprised of small cottages or cabins in keeping with the concept of a weekend retreat.

Development progressed slowly and in most cases the small lots were combined into areas of between one-third and one-half acres to provide building sites that would meet Health Department requirements for septic systems. Over the years the lack of large scale development in Harbison Canyon has given the community a pleasingly eclectic appearance and the need to customize building sites creates a positive sense of closeness. In addition, the need to carefully pick building sites has resulted in the kind of residential development that fits in with the major physical elements of the community that have been identified as:

- vegetation and natural habitat that includes oak, pepper, pine, china berry, ceanothus and a wide variety of wildflowers;
- the creekbed with its lush, overgrown and natural appearance;
- the steep walls of the canyon with massive rock outcroppings; and
- the ridgetops above the canyon which, when silhouetted against a clear night sky, provide an important aesthetic resource.

The roads in Harbison Canyon are tree-lined country lanes. Some are not paved and many simply appear to end up as private driveways. Even Harbison Canyon Road, despite ever-increasing traffic, retains the same winding, tree-lined appearance.

Granite Hills

Granite Hills is located in the western portion of the Subregion. It is split into north and south sections by a finger of land that is within the jurisdiction of the City of El Cajon which penetrates in a west-to-east direction. The northern portion is primarily accessed via Greenfield Drive while the southern portion is accessed via Dehesa Road.

Development within the County's jurisdiction generally blends in well with the development within the city. One main difference is that sewer service is available to the residents within the city, and consequently, lot sizes can be smaller. While smaller lots do exist, especially in the northern section of Granite Hills, the prevailing lots size is about one acre. Another typical difference between city and County development is that streets within the city have curbs, gutters and, sometimes, sidewalks and the County does not. The absence of these types of street improvements enhances the semi-rural ambience of Granite Hills. In spite of being within the Sphere-of-Influence of the City of El Cajon, residents of the northern portion of Granite Hills have shown little interest in annexing.

While Granite Hills have been gradually changing from agriculture to residential uses some small scale agricultural operations remain. Horse ownership is common and there is a frequently used equestrian facility on Greenfield Drive.

The topography is gently rolling in character, gradually increasing in elevation to the east where it rises abruptly along a ridge covered in chaparral and granite rock outcroppings. The base of the ridge generally coincides with the boundary of the County's Current Urban Development Area. The predominant feature of the Granite Hills area is the semi-rural settlement pattern set against a background of chaparral covered granite ridges.

POLICIES AND RECOMMENDATIONS

Subregional

1. Provide for a more effective program for maintaining the roads within the Crest, Dehesa and Harbison Canyon Country Towns. [T, DPW]

2. Funding sources should be sought for the purchase of land for permanent open space within the Subregion. [GEN]
3. All development shall have fire retardant or fire proof roofing material. [R]
4. Encourage a mixture of housing styles and types to create a varied and interesting environment. [GEN]

Crest

1. Maintain the quiet, atmosphere and tree-lined streets of the country town through the formulation of road right-of-way design criteria via "Board of Supervisors Policy J-36." [T, DPW]
2. Encourage new growth within the Country Town center, thus utilizing facilities and amenities presently available to the community, and minimizing the impacts of development on the scenic and biologically sensitive areas immediately surrounding the Country Town. [GEN]
3. The concept of a self-contained, self-sufficient rural community should be used to guide the future character of development in Crest. [P]
4. The subdivision of land within the Estate Development Area adjacent to the Crest Country Town shall include some open space area along the Country Town boundary line so that there is a clear delineation in the landscape between these two areas. [R]
5. Architectural styles within the Country Town should reflect the historic past of Crest. Small scale bungalows and resort cottages are compatible with this era as well as building materials such as stone and wood. [R]
6. In the estate development area, ranch-style homes should predominate. Colors should blend with the existing earth tones and granitic landscape. [R]
7. Development should be designed to avoid the removal of mature trees, including indigenous oaks and introduced species such as eucalyptus. [R, DPW]

Dehesa

1. Maintain the pastoral-rancho style of living by encouraging outdoor activities such as small scale farming, animal husbandry and horseback riding. [P, R]

2. Encourage new development that takes place to occur on gentle slopes above the valley floor which is sometimes subject to flooding by the Sweetwater River, the North Fork of the Sweetwater River and Harbison Canyon Creek. [R]
3. Development within or changes to plans for the two Specific Plan Areas located at the western end of Dehesa Valley shall provide for uses that are compatible with the rural lifestyle of Dehesa. [R]
4. Request that the Federal Government become active in helping to mitigate some of the adverse traffic and potential water quality impacts generated by recreational and entertainment activities on the Sycuan Indian Reservation. [GEN]
5. Residential developments of twenty acres or greater shall avoid uniformity in subdivision design; and housing in such developments shall be designed with a number of different floor plans so as to enhance the diverse architectural character of Dehesa. [R]
6. All subdivisions that have a total area of 20 acres or greater shall have an approved landscaping plan. [R]
7. Formulate road right-of-way standards pursuant to Board of Supervisors Policy J-36 which are appropriate for the character of Dehesa. [T, DPW]

Harbison Canyon

1. Maintain the mountain valley atmosphere of the community by ensuring that development will not alter the dramatic scenic land forms or significantly disturb the stand of oaks on the narrow valley floor. [R]
2. Enhance the character of Harbison Canyon by incorporating significant natural features such as indigenous plants and rock outcroppings into the design of development. [R]
3. Architectural design should reflect the origins of the community. Bungalows western mountain-village or mountain cabin styles would be appropriate. [R]
4. Building materials should be of natural materials emphasizing wood and stone exteriors. [R]

5. Take measures to slow down traffic through the Country Town, and enforce the speed limit on Harbison Canyon Road at 35 miles per hour through the entire length of the Harbison Canyon Subdivision. [R, DPW, Sh]
6. County-owned land between Harbison Canyon Road and Harbison Canyon Creek should be used to extend Ironside park south in a linear configuration or retained as natural open space. [DPR, DPW]
7. The privately-owned land located between Harbison Canyon Road and Harbison Canyon Creek should be considered for purchase by the County and combined with land already owned by the County to be utilized as a park and open space.
8. Development above the canyon shall be designed so that it does not detract from the natural silhouette of the ridgeline. [R]

Granite Hills

1. Improvements typical of urban areas such as curbs, gutters, and sidewalks should not be installed as part of street improvements. [R, DPW]
2. Ensure that development to the east of Granite Hills is setback from the ridgelines. [R]
3. Discourage uses that are incompatible with the semi-rural residential character of Granite Hills. [R, P]
4. Utilize pilings for foundations to minimize the alteration of the landscape especially on the slopes that are visible from the El Cajon Valley. [R]
5. Incorporate existing rock outcroppings and natural vegetation into the design of the project. [R]

2. LAND USE

GENERAL GOAL

PROVIDE A LAND USE PATTERN CONSISTENT WITH THE SUBREGIONAL POPULATION FORECAST OF 15,300 PEOPLE BY THE YEAR 2010 WHILE PERPETUATING AND ENHANCING THE SUBREGION'S RURAL CHARACTER.

FINDINGS

The population of the Subregion is expected to grow from approximately 8,900 in 1986 to some 15,300 persons by 2010, and there is need to provide sufficient land area and density to accommodate this projected growth within the Subregion.

The location and relationship of the Subregion to the Current Urban Development Area is such that one of the expressed goals of this plan is to retain the rural character of the Subregion.

The Crest/Dehesa/Harbison Canyon/Granite Hills Subregion has three primary focal points of land use activity. These are comprised of the three Country Towns of Crest, Dehesa, and Harbison Canyon. Granite Hills is an active, developed area but it lies at the eastern fringe of the City of El Cajon and as such relates more as a transition area between urbanized El Cajon and the rest of the more rural Subregion.

Crest and Harbison Canyon are both communities which retain fairly high residential densities despite the lack of essential services such as sewer. Both are surrounded by areas of conventional lower density estate development and large areas of vacant land much of which is constrained from development. Sewers are not expected nor desired in the Subregion, and, due to the regional scope of the sewage disposal problem in San Diego, it is highly unlikely that sewer will be available to the Subregion even in the long-term.

Granite Hills is mainly in the Current Urban Development Area (CUDA) Regional Category east of El Cajon. It is largely built-out with the area to the south being planned and developed at about a density of one dwelling unit per acre. The area to the north is at slightly higher overall density.

Generally, the topography and the nature of existing development within the Subregion offer an opportunity to retain the established communities as separate entities surrounded by areas of very low density development and open space. It is essential that the design of large-scale development

be such that it will enhance rather than detract from the important role that these three communities play as focal points of land use activity within the Subregion.

POLICIES AND RECOMMENDATIONS

1. Retain the Current Urban Development Area boundary line in its present configuration. [P]
2. Permit urban development only within the existing Current Urban Development Area and Country Towns. [P, R]
3. Development proposed as part of a change to the (21) Specific Plan Area Land Use Designation should not have a density or intensity of use that is significantly higher than what can be achieved through the Land Use Designations that exist on the area proposed for change. [P, R]

RESIDENTIAL GOAL

ENHANCE THE PRESENT LIVING ENVIRONMENT WHILE
ACCOMMODATING GRADUAL RESIDENTIAL DEVELOPMENT THAT
HARMONIZES WITH THE NATURAL ENVIRONMENT.

FINDINGS

The most intensely settled portions of the Subregion are the Country Towns of Crest and Harbison Canyon; the Current Urban Development Area of Granite Hills and the Singing Hills Specific Plan Area. Also, the area north of the Crest Country Town is gradually developing at typical estate residential densities. Due to physical, environmental and service constraints, most of the Subregion remains largely undeveloped or in scattered low-intensity agricultural uses. Nonetheless, the scenic qualities of the Subregion combined with its proximity to urban areas make it desirable for residential uses.

SANDAG forecasts a 71.3 percent increase in the population from 1986 to the year 2010. Almost all of this will take place as the result of the development of single-family, estate-sized homes. Although this type of development is not likely to have a major impact on the natural or social environment, it is important that it takes place in a manner that will not detract from the Subregion's scenic resources.

Development within the Dehesa Country Town will be subject to the county Groundwater Policy until such time as imported water is available. The need to utilize groundwater is expected to result in lot sizes of about two acres or greater. Finally, some of the granite slopes within the Subregion are unstable and may be hazardous to structures below.

Clustering

Clustering may be appropriate in the Crest/Dehesa/Harbison Canyon/ Granite Hills Subregion because of the generally rugged terrain and other environmental constraints.

POLICIES AND RECOMMENDATIONS

1. Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing the type of improvements normally associated with urban developments. [R, DPW]
2. Residential development density within the Crest and Dehesa Country Towns and within the Current Urban Development Area of Granite Hills shall not exceed one dwelling unit per one, two or four acres. [P]
3. Residential lots within the (1) Residential land use designation should not be less than one acre net; and should have imported water. [P, R]
4. New residential development is expected to preserve open space areas such as steep slopes and canyons, floodplains, agricultural lands, ridgetops and unique scenic views in order to reinforce the rural character of the Subregion. [R]
5. Preserve indigenous plant life and encourage the planting of drought resistant plants in residential developments. [R]
6. New residential development shall provide buffer areas in order to separate residential uses from incompatible activities that may create heavy traffic, noise, lighting, odors, dust and unsightly views. [R]
7. Restrict extensive or severe grading for development and preserve the natural terrain. [DPW]
8. Residential developments shall blend harmoniously with the natural contours of the land, preserve native vegetation as far as possible in an undisturbed state, and incorporate geological formations in landscape designs. [R]

9. Residential clustering shall not utilize lots less than one acre. [R]
10. Subdivisions within areas that are adjacent to steep granite hillsides shall be designed so that homesites are safe from large falling boulders and rock slides. [R]
11. At the appropriate time, consider the area directly north of the Crest Country Town and a portion of the area east of the CUDA in the northern portion of Granite Hills for a change to the CRDA Regional Category. [R]

COMMERCIAL GOAL

PROVIDE FOR WELL DESIGNED AND LOCATED COMMERCIAL AREAS THAT ARE COMPATIBLE WITH THE CHARACTER OF THE COMMUNITY.

FINDINGS

There is a need to maintain the rural Country Town atmosphere, consistent with growth forecasts and regional growth management strategies.

Commercial activities broaden the local economic base and are encouraged.

SANDAG Series 7 forecasts establish the population in the Subregion in 1986 at 8,964. In urbanized areas there is usually a need for about five acres of commercial use per 1,000 population, however, this Subregion located at the fringe of an urban area, has the need for substantially less. Only convenience commercial uses are likely to be necessary along with certain businesses that are typically found in rural areas such as feed and tack stores. A study conducted by County planning staff in 1981, as part of a General Plan Amendment, found 1.8 acres per 1000 population to be a reasonably accurate factor in helping to determine an adequate amount of commercially zoned land within this Subregion. Using a multiplier of 1.8 acres per 1,000 population, about 16 acres in the Subregion would have been adequate to meet the needs of the subregional population in 1986. Currently (1989), there are 18.77 acres of commercial zoned land within the Subregion, 10 acres of which is undeveloped and within the Singing Hills Specific Plan Area (SPA). The existing acreage appears to be enough to satisfy the needs of a population of about 10,427. There is, however, an unequal distribution of commercially zoned acreage evident when one compares the 10 acres approved as part of the Singing Hills SPA and the existing 2.08 acres within the community of Crest.

SANDAG forecasts the population of the Subregion to increase for the 25 years between 1986 and 2010 as shown below. The expected need for commercially zoned land is also shown.

| | | | | |
|-------------------------|-------|--------|--------|--------|
| Year | 1986 | 1995 | 2000 | 2010 |
| Population | 8,964 | 11,791 | 12,757 | 15,354 |
| Comm. Ac. @1.8/1,000 | 16.14 | 21.22 | 22.96 | 27.64 |

Taking the existing amount of commercially zoned land (18.77 acres) and subtracting the amount expected to be needed by the year 2010 one can determine that, overall, an additional 8.87 acres will be needed.

Planning for increases in commercial acreages can be accomplished in two ways. First, areas can be designated for commercial use on the Subregional Plan Map. Secondly, policy language can be formulated that, generally, locates and sizes commercial areas which could be considered for a change to a commercial land use designation via a privately initiated General Plan Amendment following the moratorium period as set forth by specific Board of Supervisors Policy.

In utilizing the SANDAG forecasts it would appear that some of the communities within the Subregion already have enough commercially zoned acreage to meet the need of their expected populations through the year 2010, and, in the case of the Singing Hills SPA, beyond that point. A detailed discussion of each community's needs continues below.

Crest

Utilizing SANDAG Series 7 forecasts the expected population increases for Crest over the period of 25 years, from 1986 through 2010, are as follows:

| | | | | |
|-------------------------|-------|-------|-------|-------|
| Year | 1986 | 1995 | 2000 | 2010 |
| Population | 2,687 | 3,256 | 4,090 | 4,827 |
| Comm. ac. @1.8/1,000 | 4.84 | 5.86 | 7.36 | 8.69 |

Currently, in Crest commercially zoned acreage occurs at two locations. One is comprised of 1.21 acres located near the intersection of La Cresta Road and Mountain View Road. The other is comprised of .68 acres located on both sides of La Cresta Road south of the intersection of Scenic Drive. Both areas are small convenience commercial-type uses. The total of 1.89 acres falls about 3 acres short of the estimated current need and about 6.8 acres short of what is expected to be needed by 2010.

The appropriate location for commercially zoned land will depend upon availability of vacant land that is reasonably unconstrained. The existing commercially zoned areas are good locations and future expansion should take place at or near these locations. Future development and implementation of the Circulation Element in Crest may provide opportunities for other locations to be considered as viable commercial sites, however, primary consideration should be given to sites within the Crest Country Town. Proximity of Crest to the "U.S. 80" commercial area reduces the necessity for commercial uses within the Crest Country Town.

Dehesa

The SANDAG Series 7 forecast for Dehesa is as follows (This includes land within the Singing Hills SPA):

| Year | 1986 | 1995 | 2000 | 2010 |
|-------------------------|------|-------|-------|-------|
| Population | 893 | 2,599 | 2,636 | 3,581 |
| Comm. ac. @1.8/1,000 | 1.61 | 4.68 | 4.75 | 6.44 |

Currently, there are two areas of commercially zoned land in Dehesa. One is a 2.47 acre parcel located on the east side of Harbison Canyon Road, slightly north of the intersection with Dehesa Road. The other commercially zoned area is about 10 acres, located at the intersection of Dehesa Road and Willow Glen Road which is part of the Singing Hill SPA.

The area in the immediate vicinity of the intersection of Dehesa and Harbison Canyon Roads, which are Circulation Element roads, is the most appropriate location for commercial uses in the Dehesa Country Town in part due to its central location. However, some of the land is limited in potential for commercial development because it is located within the floodplain of Harbison Canyon Creek. The usual amount of traffic on Dehesa Road is periodically supplemented by people going to the Sycuan Bingo Palace and Poker Casino which is located nearby.

Harbison Canyon

The SANDAG Series 7 population forecast for Harbison Canyon is as follows:

| | | | | |
|-------------------------|------|-------|-------|-------|
| Year | 1986 | 1995 | 2000 | 2010 |
| Population | 882 | 1,259 | 1,269 | 1,530 |
| Comm. ac. @1.8/1,000 | 1.59 | 2.27 | 2.28 | 2.75 |

Harbison Canyon currently has 2.9 acres of commercially zoned land that is located along Harbison Canyon Road near the center of the Country Town. There are a variety of existing uses, as well as considerable vacant land which should provide for the long-term need of the community through the year 2010.

Granite Hills

The SANDAG Series 7 population forecast for Granite Hills is as follows (this excludes the Singing Hills SPA):

| | | | | |
|-------------------------|-------|-------|-------|-------|
| Year | 1986 | 1995 | 2000 | 2010 |
| Population | 4,484 | 4,489 | 4,547 | 5,000 |
| Comm. ac. @1.8/1,000 | 8.07 | 8.08 | 8.18 | 9.00 |

Existing commercially zoned land in this area is comprised of about 1.39 acres at the intersection of La Cresta Road and Greenfield Drive. When this acreage is considered in light of the area's proximity to the City of El Cajon and the Interstate 8 Business District it would appear that an adequate amount of commercially zoned land is available in Granite Hills to meet the needs of the forecast population through the twenty-year life of this plan.

POLICIES AND RECOMMENDATIONS

1. All commercial and civic uses shall be subject to a site plan review by applying the appropriate Special Area Regulations. The community's design objectives shall be met through careful consideration of appropriate landscaping, fencing, off-street parking, setbacks, undergrounding of utilities, internal circulation, and the size, lighting, and character of signs. [P, R]
2. Commercial and civic uses shall be located in areas which not only have adequate roads for circulation but also provide easy and safe pedestrian and bicycle access. [P, R]

3. Future commercial development shall be planned so that a tendency toward strip commercial development can be avoided. [P, R]
4. Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community. [P, R]
5. Commercial/civic uses shall be periodically reviewed to ensure that the standards for noise, light, traffic, odors and all other conditions of approval are continuing to be met. [B, Z]
6. Discourage commercial and civic uses outside of the Country Towns and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Subregion. [P, R]
7. Changes to commercial land use designations within the Crest Country Town shall take place only in areas that are adjacent to existing areas of commercially designated land. [P]

AGRICULTURAL GOAL

MAINTAIN AND ENHANCE THE FUTURE OF AGRICULTURE WITHIN THE SUBREGION.

FINDINGS

Only 3 percent of the land in the Planning Area is in agricultural production because of the severe topography and lack imported water facilities. The Dehesa Valley is oriented toward an agricultural lifestyle, and, although water is limited, certain crops such as oats and hay are produced. Some small-scale animal husbandry exists, primarily as horse breeding. Agricultural uses are not likely to become a major percentage of the total uses within the Subregion, but they are nonetheless encouraged because the presence of such uses reinforces the rural character of the Subregion.

POLICIES AND RECOMMENDATIONS

1. Support agricultural activity which is essential in maintaining the existing rural lifestyle of the Subregion. [P]
2. Determine appropriate areas for agricultural activities which provide a local or regional source of food, fiber and fuel provided water and land conservation measures are utilized. [P]
3. Encourage the establishment of agricultural preserves and land conservation contracts. [GEN]
4. Establish buffer zones between residential areas and large scale agricultural uses, especially when such activities have nuisance characteristics such as odors, pest infestation, noise, or use chemicals or other hazardous products. [R]
5. In order to achieve more desirable neighborhoods, analyze, and change where appropriate, existing animal regulators to ensure compatibility with the Land Use Designations and Use Regulations. [P, I]
6. Provide zoning for agriculturally related commercial activities such as feed stores, veterinary services, equipment sales and services. [P]

INDUSTRIAL GOAL

ENSURE THAT FUTURE INDUSTRIAL DEVELOPMENT IS CLEAN, NON-POLLUTING AND WILL BE COMPATIBLE WITH THE EXISTING CHARACTER OF THE COMMUNITY.

FINDINGS

Future industrial development may be appropriate within the Subregion, however, the existing rural, estate character of the Subregion will require strict requirements on the type and intensity of any proposed industrial use so as not to disrupt this character.

POLICIES AND RECOMMENDATIONS

1. New industrial areas shall be clustered rather than scattered throughout the planning area. [P, R]
2. Locate industrial development only where it will be compatible with surrounding land uses, accessible to major transportation facilities and capable of being served with all necessary utilities. [P, R]
3. Industrial sites should be large enough to accommodate onsite parking, landscaping and loading facility requirements and include area for expansion. [P, R]
4. Ensure that any future development of industrial uses will be subject to site plan review. [P, R]

SPECIFIC PLAN AREAS

FINDINGS

The Plan contains two adjacent SPA designations comprising approximately 2,000 acres which have an important relationship to this Subregional Plan. Also another approximately 3,000 acre SPA located in the northern portion of the Subregion and overlapping into Lakeside is proposed as part of GPA 89-03. Generally, specific plans provide a more flexible method of implementing the Subregional or General Plan than conventional zoning. This is especially important when a particular area contains sensitive resources or requires a strategy for financing infrastructural improvements.

The Singing Hills SPA

The Singing Hills SPA was approved by the Board of Supervisors prior to the adoption of this plan. The criteria for development of the Specific Plan are compatible with the goals and policies of this plan.

The Conrock/Fenton SPA

The Conrock/Fenton SPA recognizes the approved Specific Plan which only provides for extraction of the aggregate sand resource of the Sweetwater River. Any proposal for other uses (e.g., residential) will require a future plan amendment, notwithstanding ownership or the present or future economic condition of the sand extraction project.

The Crestridge (Oakridge) SPA (.224)

This SPA contains approximately 2,448 acres situated on a series of ridges generally located south of Interstate 8, east of the El Cajon City Limits, north of the community of Crest and west of the community of Alpine. The area of the SPA straddles the boundary between the Crest/Dehesa/Harbison Canyon/Granite Hills Subregion and the Lakeside Community Plan Area. While most of the developable land is within the Crest/Dehesa/Harbison Canyon/Granite Hills Subregion, the Lakeside Plan Area is likely to be affected by the development of this SPA. Traffic and flooding are two of the more important factors that are likely to impact the Lakeside area, and Planning Department staff intends to work closely with both Planning Groups to ensure that a mutually acceptable resolution for development of this area is achieved.

Currently, the area is almost completely undeveloped and there are significant environmental constraints. The majority of the site is rugged, rocky terrain and land with slopes less than 25% makes up about only 34% of the area. The

existing natural vegetation consists of chamise chaparral, coastal sage scrub, and oak woodlands.

The Crestridge SPA is intended to be a residential development that reflects sensitivity to the existing, unique environmental resources and constraints. It is important that the ultimate development blend-in with the character of Crest while being sensitive to any impacts that development is likely to have on Lakeside. The rugged terrain will make it necessary to set aside large areas of open space, and residential clustering is generally accepted as an appropriate method for protecting sensitive lands while accommodating a residential density that is compatible with a typical estate development area.

A small convenience center may be included to provide for the everyday commercial, personal service, and community service needs of the residents. The area developed in commercial is not to be included in the overall residential density tabulation.

Passive recreational pursuits will be emphasized and these may include an equestrian center and a trails system that would be integrated with the network proposed for the Subregion. Because this SPA spans two Plan Areas, it will be possible to link their trail networks by adopting a planned, publicly accessible trail through the SPA. Other active recreational uses, such as golf courses may be possible but they would be contingent upon environmental studies, water availability and the Specific Plan analysis. The Parks Department will require dedication of acreage for local park use in an amount commensurate with the population associated with the development.

GENERAL GOAL

Provide a systematic method of implementing the San Diego County General Plan, the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan, and the Lakeside Community Plan for a specified mountainous area located, generally, north of the Crest Country Town and south of Interstate 8.

OBJECTIVES AND POLICIES

A. Land Use Objective

Provide for a distribution of land uses that is consistent with an Estate Development Area Regional Category, carefully avoids impacts to the existing sensitive resources, and blends-in with the established Crest community character.

General Policies

1. It is intended that development within this SPA be primarily estate residential in character, therefore, industrial and agricultural policies will not be addressed.
2. No area of non-residential use such as commercial or commercial recreational is to be considered when calculating the overall density of the SPA.

Residential Development Policies

1. The overall residential density shall not exceed (0.224) dwelling units per acre. The zoned density shall be .10 dwelling units per acre until such time as the Specific Plan is completed and the appropriate, detailed zoning and lot design for the entire area is adopted.
2. The minimum lot size shall be no smaller than 1.0 acre for land with slopes less than 25% and 4 acre minimum lot size for land with slopes greater than or equal to 25%.
3. Protect the rural character of adjacent communities through environmentally sensitive lot design, non-urban improvement standards, and grading which conforms with the Hillside Development Policy.

Commercial Development Policies

1. Commercial uses shall be limited to a site of no more than three acres and be located along a Circulation Element road.

Public Safety, Services and Facilities Policies

1. Subdivisions shall be designed to accommodate subsurface sewage disposal systems.
2. Water delivery services shall be provided by the Padre Dam Municipal Water District.
3. The Specific Plan text shall set forth a comprehensive water conservation program.

4. It is possible that this SPA will receive fire protection services from two separate districts. The Specific Plan text shall contain an analysis of existing service and determine a fire district apportionment that will best benefit both the communities of Lakeside and Crest.

Circulation Objective

Implement the Circulation Element for this SPA in a manner consistent with all relevant Community and Subregional Plan policies and recommendations.

Policies

1. Delete from the Circulation Element Map the segment of SC 1960 between Bullard Lane and Rios Canyon Road. Although not in the Circulation Element, provision shall be made to construct this segment as a local road accessible to the public.
2. It is intended that no other changes are to take place to the Circulation Element roads serving this SPA except as adopted as part of the Comprehensive Update of the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan (GPA 89-03) or through another future GPA.
3. Road design shall reflect the unique needs of the Lakeside and Crest communities - for instance, turn radii shall be such that equestrian rigs can be safely accommodated; and alignments shall minimize the necessity to alter the natural landscape by following existing topographic contours.
4. Development of roads within the SPA shall be concurrent with an approved phasing schedule.

Conservation Objective

Identify and protect all significant natural and cultural resources within the SPA.

General Policies

1. The adopted Flinn Springs Resource Conservation Area (RCA) is located within this SPA. The significant sensitive resources within this RCA are identified as: Archaeological sites, and sensitive plants and wildlife such as the Lakeside wild lilac, and the Black-tailed gnatcatcher. The Specific Plan text shall discuss the regional significance of these resources and take the appropriate action to protect them.
2. The Forester Creek RCA is likely to be subject to impacts from

development within this SPA, consequently, a full discussion of such impacts and a map showing areas within the SPA that drain into Forester Creek shall be included in the Specific Plan text.

3. When the Los Coches Creek flood control facility was constructed it was sized to handle a specific intensity of runoff from the Crestridge area. The Specific Plan text shall study the changes that the proposed development will have on the effective functioning of this flood control facility.
4. The design and grading for the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan text shall include a slope analysis; and it shall ensure, through subdivision design and open space easements, that areas of over 50 percent slope remain in their natural state. Areas devoted to roads, driveways, parking lots, patios, paved play areas, or areas proposed for commercial recreational uses shall not be included in the undisturbed area. The installation of underground utilities may be included in the undisturbed area.

Recreation Objective

Provide land for local park use as required by Parks Department policy, and also emphasize passive recreational pursuits that are compatible with the character of the communities of Crest and Lakeside.

General Policies

1. The Specific Plan text shall carry a discussion of park needs generated by the development of this SPA. Based upon the size and planned residential density of the SPA, it is expected that the Parks Department will request the dedication of land in lieu of fees to meet the requirements of the Park Land Dedication Ordinance, as well as Recreation Element objectives.
2. The Specific Plan text shall contain a map showing the location of the proposed park site or sites.
3. Proposed park sites shall be sited either adjacent to a school site or to large areas that have high potential as open space.
4. Golf courses, because of the high level of water use, are not considered to be appropriate for this SPA.

Trails Policies

1. Including a system of riding and hiking trails within the SPA would be consistent with the character of the communities of Lakeside and Crest.
2. Public trails shall be provided through the SPA that would connect existing and planned networks in Lakeside, Alpine and Crest.

Design Objective

Ensure that a consistent design concept, which is compatible with the policies and recommendations of the relevant Community and Subregional Plan, is utilized so that future development will blend in aesthetically with the existing character of the area.

Policies

1. The Specific Plan shall include a Design Program that illustrates the intended character of the development. The architectural style of any proposed development shall be compatible with the rural character of the communities of Crest and Lakeside.
2. The Design Program for the SPA shall include but not be limited to the following elements:
 - a. Residential and Commercial Architecture;
 - b. Landscaping;
 - c. Fencing;
 - d. Common Areas and Trails;
 - e. Offstreet Parking; and
 - f. Street Furniture and Exterior Lighting.
3. Lakeside Architectural Design Guidelines may be applied to this SPA where appropriate.

Implementation

1. Phasing and Financing

In order to ensure that all public services and facilities will be available prior to or concurrent with their need, a detailed phasing plan shall be prepared and included as part of the Specific Plan text. The plan shall describe in detail how infrastructure will be provided concurrent with need. Development will be contingent upon the ability to finance and build required major public facility improvements both on- and off-site. The plan shall address the following factors.

- a. Transportation access, including roads, bridges, necessary drainage improvements, and park and ride facilities;
- b. Water storage and distribution facilities including a comprehensive program for water conservation;
- c. Sewage disposal;
- d. Fire protection;
- e. Public schools;
- f. Parks;
- g. Libraries;
- h. Any other public facilities and services necessary to fulfill the requirements of public agencies affected by the development of the SPA.

GUIDELINES FOR FUTURE PLAN AMENDMENTS WITHIN THE AREA OF THE CRESTRIDGE SPA

Changes to this SPA or to the policies relating to this SPA will require a General Plan Amendment in accordance with Board of Supervisors policy. Any request to increase the overall density designator on the property must be accompanied by a feasibility study which would examine a range of alternatives, including one in which development would proceed under the existing adopted densities.

3. HOUSING

GOAL

ENSURE THAT ADEQUATE HOUSING OPPORTUNITIES ARE PROVIDED FOR ALL RESIDENTS OF THE SUBREGION.

FINDINGS

Housing types within a community are reflective of the socio-economic make-up of its residents, and the historic context in which the community first developed.

The State of California requires local governments to formulate housing programs that will attain decent housing and a suitable living environment for every California family. The County of San Diego has recently (1986) adopted a Housing Element of the General Plan that meets the State requirements. The "Fair Share" low-income housing estimates are a primary feature of the Housing Element of the General Plan. Through these estimates, it establishes, by Community or Subregion, the number of units that need to be secured within these areas that are affordable to a family with an income at or below 80 percent of the established regional median income. Five-year, Fair Share goals have been determined by SANDAG and programs have been instituted by the County to offer the private sector assistance in achieving them. The Fair Share goal for this Subregion for the period from 1985 to 1990 is 80 units. As of today (1989) 16 units have been provided and all 16 are located within the Community of Crest.

There exists in the communities of Crest and Harbison Canyon a substantial amount of housing made affordable by virtue of its age, size and condition. In general, the average income levels in these communities are increasing and this housing, either through replacement or rehabilitation, is likely to become increasingly less affordable.

It is difficult to provide Fair Share housing in areas like the Crest/Dehesa/Harbison Canyon/Granite Hills Subregion because of environmental constraints and the absence of services, such as sewer which would be necessary to provide for a density which would make provision of affordable housing practical. Large scale, specific plan projects offer the best opportunity for this Subregion to begin working towards achieving its Fair Share housing objectives.

The problem of homeless individuals and families is national in scope and Policy 13 of the Housing Element encourages communities to provide temporary emergency shelter in an effort to reduce alienation of these families and individuals. Most existing shelters are located within urban areas, but this

Subregion can contribute to resolving this problem by identifying private or non-profit organizations within the Subregion that may be able to help provide emergency shelter.

POLICIES AND RECOMMENDATIONS

1. Encourage new, innovative development approaches that take advantage of new housing concepts, on-site energy systems and utilize waste disposal systems that are non-polluting. [R]
2. Investigate the establishment of a housing rehabilitation plan and program for the Harbison Canyon and Crest Country Towns. [H]
3. Ensure that senior citizen and low and moderate-income, density- bonus housing projects, authorized under Board of Supervisors' Policies I-79 and I-75 do not exceed the Subregion's fair share of such units as defined by the Housing Element of the General Plan. [H]
4. Development utilizing sewer shall be required to set aside low to moderate income housing units that can be counted toward meeting the Subregion's Fair Share housing goals. [R, H]
5. Development that does not utilize sewer shall be offered incentives to provide housing units that can be counted toward meeting the Subregion's Fair Share housing goals if it can be found that all significant environmental impacts created by the entire development are mitigable. [R, H]
6. Encourage developers to include housing units that can be counted toward meeting the Subregion's Fair Share housing objectives as part of any proposal to develop commercial uses. [R, H]
7. Investigate a program that would provide temporary, emergency shelter for homeless families and individuals on an ongoing basis. [H]

4. CIRCULATION

GOAL

1. PROVIDE THE INFRASTRUCTURE FOR A TRANSPORTATION SYSTEM THAT CAN ACCOMMODATE VARIOUS MODES OF TRAVEL. SUCH A SYSTEM SHOULD BE DESIGNED TO ACCOMMODATE THE NEEDS OF CURRENT RESIDENTS WHILE AT THE SAME TIME DIRECTING FUTURE GROWTH IN A MANNER THAT IS CONSISTENT WITH THE PLANNING GOALS OF THE COMMUNITY.
2. HARMONIOUSLY INTEGRATE TRANSPORTATION MODES AND ENSURE THAT ACCESS AND CIRCULATION SHALL BE PROVIDED FOR VEHICLES, PEDESTRIANS AND EQUESTRIANS IN A SAFE AND EXPEDIENT MANNER.
3. PROVIDE AND ENCOURAGE THE USE OF PUBLIC TRANSPORTATION.
4. ENSURE THAT THE DEVELOPMENT OF THE CIRCULATION ELEMENT IS ACCOMPLISHED IN A WAY THAT COMPLEMENTS THE NATURAL BEAUTY AND RURAL ATMOSPHERE OF THE COMMUNITY.
5. PROVIDE FOR THE SPECIAL AND URGENT NEEDS FOR EMERGENCY ACCESS TO AND FROM ALL AREAS OF THE COMMUNITY.
6. PROMOTE THE DEVELOPMENT OF LOCAL RESIDENTIAL STREETS SO THAT THEY COMPLEMENT AND ENHANCE THE EFFECTIVENESS OF THE DESIGNATED CIRCULATION ELEMENT ROADS.

FINDINGS

The swift completion of an alternate route out of Crest remains a high priority. Several fires in recent years near the present exit from Crest have underscored the potentially tragic consequences of the current situation. For the purpose of emergency exit/access, either the current circulation road known as Suncrest, or the trail which extends south from the end of Eucalyptus to Dehesa Road across from Singing Hills Golf Course would be acceptable.

"Local Connectivity" is a relatively new term that identifies a type of circulation pattern which emphasizes integrating local streets between adjacent subdivisions. Local street connections essential to efficient traffic circulation are lost if new subdivisions are designed and built with strictly self-contained private

street networks. This often precludes linking with adjacent development, and the effect is to channel all vehicle trips onto designated circulation element roads. This can result in a lower level of service and cause out of direction travel.

The sharing of road rights-of-way by different travel modes can be hazardous. Planning and providing paths along public roads would be one way to alleviate this problem. Such paths connecting residential areas with schools, churches, parks and commercial areas would provide an important margin of safety for those persons in the Subregion who choose to utilize non-motorized travel modes. The Rural Collector Road is a Circulation Element classification that provides extra right-of-way for pedestrian and equestrian travel. Also, the provisions of Board of Supervisors, Policy J-36 - "Policy and Procedures for Preparation of Community Right-of-Way Development Standards" would be useful in implementing a program to provide a network of safe community pathways.

Public transit is an essential service for urban areas and the proximity of the Subregion to urbanized El Cajon makes some form of public transit desirable. Currently (1989) there is only one round trip per day between the Subregion and the urbanized areas to the west. The community is pleased with this service and it is committed to publicizing it so that ridership can be continually improved. The completion of the San Diego Trolley line to El Cajon is an example of the regional commitment to public transit and when this light rail service is brought to El Cajon, some of those people who are currently commuting by auto may choose to switch to this mode. At that time, morning and evening service between the Subregion and the eastern terminus of the Trolley would also be desirable.

POLICIES AND RECOMMENDATIONS

1. In order to provide emergency access, make the swift improvement of Suncrest Boulevard shall be the first priority of local Transnet funds. [T, DPW]
2. Study the possibility of extending Eucalyptus Street to Dehesa Road as a Residential Street to provide additional emergency access. [T, DPW]
3. The design of all projects requiring discretionary permits shall be carefully reviewed to ensure that opportunities to integrate the local street systems are not precluded. [R, DPW]
4. Plan and develop a network of community pathways adjacent to public roads that will safely accommodate non-motorized travel modes. [P, T, DPW]

5. If identified as part of the community pathways network, roads that are classified as Light Collectors shall provide for pedestrian and equestrian travel within the right-of-way via Board of Supervisors Policy J-36.
[RT, DPW]
6. Safe community pathways shall be a high priority along roads that lead to and from schools, parks, churches, and commercially zoned areas.
[T, DPW]
7. Implement the following standards for the right-of-way pursuant to Board of Supervisors Policy J-36 - "Policy and Procedures for Preparation of Community Right-Of-Way Development Standards." Where appropriate the standards shall include but not be limited to: [T, DPW]
 - a. Trees planted at regular intervals with less extensive landscaping where significant viewsheds exist;
 - b. Provide for pedestrian foot paths and equestrian trails as part of the right-of-way.
 - c. Trail easement width requirements vary on a case basis depending on topography and land use. Trail easement shall be implemented utilizing the following criteria:
 - (1) Generally where the proposed trail is over hilly or rough terrain, a 20 foot wide easement is required to allow the trail to meander or switch back and forth in order to maintain acceptable grade. Also, where the trail runs between residential lots, a 20 foot wide easement is recommended to provide ample room in the event lots are fenced at the trail right-of-way.
 - (2) Where trails are located adjacent to roads, a 10 foot easement is usually recommended. However, in some situations, a 5 foot wide easement will suffice when combined with a 5 foot or 10 foot wide portion (side path) of the road right-of-way.
 - (3) Trail easement are identified as "easements for pedestrian and equestrian use." Side paths within highway rights-of-way are identified as "Reserved for Pedestrian and Equestrian Use."

- (4) The trails shall be implemented consistent with the Recreation Element Policies.
 - d. No sidewalks;
 - e. Provide a bike lane within the "vehicle area"; and
 - f. Preserve the dark sky by placing street lighting only at intersections.
 - g. Crest, Dehesa, Harbison Canyon and Granite Hills shall each have an opportunity to formulate their own set of right-of-way design criteria. [T, DPW]
- 8. Ensure that future driveway access to La Cresta Road strictly adheres to the County Public Road Standards. [T, DPW]
 - 9. Support on-going programs that encourage the use of the existing public transit service within the Subregion. [GEN]
 - 10. Encourage a morning and evening shuttle bus service between the Subregion and the eastern terminus of the Trolley in El Cajon. [GEN]

5. PUBLIC SAFETY FACILITIES AND SERVICES

GENERAL GOAL

MINIMIZE THOSE ELEMENTS WITHIN THE NATURAL, AND MAN-MADE ENVIRONMENT WHICH POSE A CLEAR AND SIGNIFICANT THREAT TO LIFE OR PROPERTY AND ENSURE ADEQUATE LEVELS OF ALL APPROPRIATE PUBLIC SERVICES AND FACILITIES TO MAINTAIN AND ENHANCE THE QUALITY OF LIFE FOR THE RESIDENTS OF THE SUBREGION.

FINDINGS

State legislation adopted in 1971 requires a Safety Element of all City and County General Plans. State guidelines for the preparation of the Element indicate the plan should identify fire and geologic hazards and proposed measures to reduce loss of life, injuries, damage to property, and economic and social dislocation which may result from these hazards. The guidelines also encourage that consideration be given to the crime prevention aspects of land use development such as planning for defensible space which is outlined in Appendix C of the Public Safety Element of the County General Plan.

FIRE PROTECTION GOAL

PROTECT ALL LIFE AND PROPERTY FROM THE UNIQUE FIRE HAZARD POTENTIAL WHICH EXISTS IN THE SUBREGION.

FINDINGS

Fire protection is an important concern for this Subregion because the vegetation, topography and climate combine to present, at certain times, hazardous situations requiring very specific types of fire protection measures. The chaparral and coastal sage scrub that covers most hillsides within the Subregion, if ignited during periods of high fire hazard is highly combustible. The massive Mount Laguna fire of 1970 destroyed over 200 homes within the Subregion. Such events suggest that adequate measures be taken during the land development process to diminish the level of risk.

People who develop in high fire risk areas are often not fully aware of the degree of hazard to which they are subject. Provision of adequate water service as land subdivides is essential in reducing risk and it is the single most important factor insurance companies look for when evaluating the relative fire risk for a particular area. Development taking place within existing water districts that provides fire suppression infrastructure is preferable to dependence upon static water sources such as swimming pools or individual home water tanks. Other important factors

such as fire access roads, fire breaks, fuel management programs, safety areas and designated helistops can be planned for a community as part of an overall fire defense system.

Street, road and building identification should be clear and unobstructed from views from the road. In the community of Crest there is no standardized street numbering scheme which can hinder the effective delivery of emergency services.

The existing undeveloped and generally low-density residential character of the Subregion results in large areas, especially hillsides, being left in natural open space. In most cases these areas are covered by chaparral or coastal sage scrub and, therefore, susceptible to wildfires.

Problems are most acute with hillside development when structures are located uphill from large areas of vegetation. Narrow canyons and ridge saddles are also sites that are typically susceptible to wildfires.

Facilities and Services

Fire protection in the Subregion is provided by the Crest Fire Protection District, the San Miguel Fire Protection District and the Rural Fire Protection District with stations in Harbison Canyon and Dehesa.

The Crest Fire Protection District covers an area of approximately 3,300 acres. In addition to its primary responsibility of providing structural fire protection the District also provides emergency medical and transportation services. The average response time is 5-7 minutes.

The San Miguel Fire Protection District was created in July, 1988, as the result of the merging of the Grossmont-Mt. Helix and the Spring Valley Districts. The District maintains a fire station within the Subregion, located on Dehesa Road in Granite Hills. Average response time is five minutes. Another station is located nearby on Jamacha Road and the City of El Cajon will also provide assistance if necessary.

The Rural Fire Protection District is comprised of volunteer units and relies on two of these to serve the southeastern portion of the Subregion. The Harbison Canyon Volunteer Fire Station response time is five minutes. The company maintains mutual aid agreements with other volunteer units in Dehesa, Jamul, Descanso, Sequan, etc.

The Dehesa Valley Volunteer Fire Station has an estimated five minute response time with full mutual aid backup if needed.

POLICIES AND RECOMMENDATIONS

1. All new development utilizing imported water shall provide infrastructure for fire suppression (such as pipes and hydrants) in accordance with prevailing standards. [R]
2. In new developments the following shall apply: [R]
 - a. Depending upon the location and orientation of the structures, vegetation should be cleared from between 30 and 100 feet around the structures and, in order to prevent erosion, this cleared area should be landscaped with fire resistant plants.
 - b. Roofing shall utilize fire proof material such as clay tile or an adequate alternative.
 - c. Design features such as balconies and eaves should be constructed of appropriate fire resistant material.
3. Subdivisions shall be designed to include fire access roads, safety areas and helistops in accordance with planned fire district needs. [R]
4. Fuel management programs in accordance with fire district policy shall be implemented. [R]
5. Investigate the possibility of formulating a consistent street address numbering scheme for the Crest area. [B]
6. Subdivision design shall avoid creating building sites along ridges, on ridge saddles or in narrow canyons. [R]

EDUCATION GOAL

ENSURE THE PROVISION OF ADEQUATE SERVICES AND FACILITIES TO MEET THE EDUCATIONAL NEEDS OF ALL THE RESIDENTS OF THE SUBREGION.

FINDINGS

Local higher education is offered by the Grossmont/Cuyamaca Community College District which currently operates two campuses with an enrollment of 15,500.

POLICIES AND RECOMMENDATIONS

1. The next elementary school in the community of Crest should be planned for generally level land located to the northeast of the Crest Country Town.

LIQUID WASTE DISPOSAL GOAL

PROVIDE FOR THE DISPOSAL OF LIQUID WASTE IN A MANNER THAT MINIMIZES ADVERSE IMPACTS TO WATER QUALITY.

FINDINGS

Federal Water Pollution Control Act (P.L. 92-500) emphasizes the importance of improving management of rural wastewater problems, and on-site wastewater management can improve the operation and maintenance of septic tank systems.

Currently (1989) sewer service is not available for development within the Subregion except for the Singing Hills Specific Plan Area and there does not appear to be any near-term solution to this situation. Therefore, planning within the Subregion will continue with the understanding that future development may be required to utilize on-site subsurface sewage disposal systems.

The Department of Health Services generally prefers that minimum lot sizes be zoned at no less than one acre where sewer is not available.

The drainage area of the Sweetwater River and its tributaries is watershed for the Sweetwater Reservoir which provides drinking water for the customers of the Sweetwater Authority. In order to prevent adverse impacts to this water system, development must be carefully scrutinized.

POLICIES AND RECOMMENDATIONS

1. Encourage investigation of the formation of on-site wastewater management zones or districts and encourage the development of systems that are less polluting to surface or ground waters. (This policy is not intended to replace County Policy I-78, the small treatment facilities policy, which establishes criteria for the approval of small community package sewer treatment systems.) [DPW]
2. Sewer service shall not be extended beyond the Urban Limit Line except as provided by Board of Supervisors policy. [R, DPW]
3. Package sewage treatment plants shall be discouraged within the watershed of the Sweetwater Reservoir. [R, DPW]

WATER SERVICE GOAL

ENSURE ENOUGH IMPORTED WATER IS AVAILABLE FOR ALL DEVELOPMENT PLANNED WITHIN THE BOUNDARIES OF THE COUNTY WATER AUTHORITY.

FINDINGS

Currently (1989), imported water is available in Granite Hills, Crest, Harbison Canyon and Singing Hills. The boundaries of the County Water Authority do not include about 2,300 acres located in the far southeastern portion of the Subregion.

Although Dehesa is within the Padre Dam Municipal Water District, no water service is available, consequently, development is regulated by the County Groundwater Policy.

The infrastructure to deliver water is required to be provided by land developers, and it is often prohibitively expensive to provide the necessary infrastructure unless it is phased and extended from adjacent land that has such service.

The community of Crest had its own public utilities district until 1985 when it was taken over by the Padre Dam Municipal Water District. The infrastructure of the old Crest district is aging and there is concern that the existing level of service is inadequate to support much more development within and in the vicinity of the Crest Country Town.

Water Conservation

Methods of landscaping, irrigation systems and choices of plant types are all important factors which, if carefully considered, can enhance the overall ability of the Subregion to conserve water.

POLICIES AND RECOMMENDATIONS

1. The delivery of imported water service to Dehesa shall be coordinated and the infrastructure adequately sized so that service can be provided to all land within the County Water Authority in a cost effective manner. [R, F, DPW]
2. Determine the adequacy of the water delivery infrastructure in Crest and ensure that development will continue to be easily served without reducing existing service levels. [R, F, DPW]
3. All new development shall provide programs for water conservation in accordance with County policy. [R, F]
4. High water use activities such as golf courses shall be designed to minimize the need for irrigation. Irrigated landscaping should be limited to the fairways. [R]
5. If availability of reclaimed water is a condition of approval, development shall not begin until such time as long-term availability of the reclaimed water service has been assured. [R]

LAW ENFORCEMENT GOAL

PROVIDE A LEVEL OF LAW ENFORCEMENT COMMENSURATE WITH SUBREGIONAL NEEDS AND ENSURE THAT DEVELOPMENT IS DESIGNED TO ENHANCE THE SAFETY OF THE RESIDENTS.

FINDINGS

Service is provided to the Subregion out of the Sheriff's substations in Santee, Lakeside and Alpine. The response time for priority calls throughout the Subregion is about 13 minutes and for nonpriority calls the response time ranges from between 20 and 30 minutes.

The Public Safety Element of the General Plan discusses the concept of "Defensible Space" which seeks to provide opportunities for communities to exert more control over unlawful activities by implementing specific criteria through site planning and building design.

POLICIES AND RECOMMENDATIONS

1. Consider locating a Sheriff's substation within the Crest Country Town. [SH]
2. Upon request by the Planning Group, a development proposal shall consider the implementation of criteria for Defensible Space as described in Appendix C of the Public Safety Element of the General Plan. [R]

SEISMIC SAFETY GOAL

MINIMIZE THE POTENTIAL FOR LOSS OF LIFE OR PROPERTY DUE TO EARTHQUAKES AND OTHER GEOLOGIC HAZARDS.

FINDINGS

Currently building codes offer adequate protection for new structures from the effects of earthquakes. There is little evidence to suggest that any unique seismic hazards exist within the Subregion although a fault does pass through the southwestern portion of the Subregion and two minor seismic events have occurred in the area east of Granite Hills High School.

In parts of the Subregion large residual granite boulders cover the hillsides. These can be loosened by an earthquake or by grading and roll down onto houses built at the base of the slopes.

POLICIES AND RECOMMENDATIONS

1. Ensure that subdivision design provides building sites that are safe from the potential hazard of large, rolling, granite boulders. [R]

6. CONSERVATION

GENERAL GOAL

PROMOTE THE PRESERVATION AND PLANNED MANAGEMENT OF ENVIRONMENTAL RESOURCES IN THE SUBREGION IN ORDER TO PREVENT WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES.

FINDINGS

The subregion contains diverse natural habitats including significant oak woodlands and wildlife resources, riparian areas, and at least 17 identified rare and endangered plants.

The subregion contains important geologic resources including significant but limited groundwater resources, unique mineral resources, massive granitic outcroppings, and the well developed Sweetwater River drainage system.

The Subregion with its oak woodlands, rock outcrops and drainages has a high potential for archaeological resources.

The Subregion contains undisturbed ridge tops and uninterrupted horizons that are aesthetically pleasing and define the rural character of the Subregion.

Five Resource Conservation Areas (RCA) are currently located within the Subregion.

1. McGinty-Dehesa-Sequan

This RCA contains three prominent peaks that are visible from within the Subregion or the City of El Cajon as well as portions of the Sweetwater River. These mountains are also biologically important because they contain many at least eight, identified rare and endangered and threatened plants associated with reddish, iron-magnesium rich gabbro soils. This RCA contains almost the entire world's population of for the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego Thornmint, threatened San Miguel Savory, Gander's butterweed, Felt leaf rock mint, and Dean's milkvetch and the rare California Copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil and San Diego sunflower. In addition, the Sweetwater River and its important riparian habitats support large number of stream dependent wildlife. The California Natural Area Coordinating Council has designated this resource area as a significant

Natural Area. The Nature Conservancy has purchased 400 acres near the peak of McGinty Mountain.

2. Harbison Canyon

Resources in this RCA include oak woodland and riparian vegetation in the canyon bottom. Also included is the gorge area at the southern end of Galloway Valley which is a highly visible landmark and contains populations of the threatened Lakeside wild lilac (*Ceanothus cyaneus*).

3. North Fork of the Sweetwater River

This area RCA contains oak woodland and streamside riparian vegetation, of high aesthetic and wildlife value.

4. Elinn Springs

This RCA includes a mixture of oak woodlands and steep rocky massive granitic outcrops. Both the woodlands and outcrops serve as valuable wildlife habitat. Extensive populations of the threatened Lakeside wild lilac (*Ceanothus cyaneus*) occurs in this area.

5. East Forester Creek

Resources in this RCA include the oak woodland and stream side riparian vegetation along Forester Creek.

POLICIES AND RECOMMENDATIONS

1. Protect water courses and associated sensitive resources in their natural, undisturbed forms and require development to be set back from the streambeds and their banks. [R]
2. Preserve areas of mature and healthy trees in the plan area through the application of Resource Conservation Areas and sensitive resource area regulations. [P, I]
3. Areas not served by imported water shall comply with the provisions of the County Groundwater Policy. [R, W]

4. Planned residential developments shall blend harmoniously with the natural contours of the land, preserve native vegetation in an undisturbed state wherever possible, and encourage the use of native plant species and natural scenic geological formations in a project's landscape design. [R]
5. Development shall be designed to follow the natural contours of the land and preserve ridgetops and horizons. [R]
6. Developments containing 100 or more acres on slopes of a drainage basin which feeds flood prone areas shall provide the following analysis as part of the environmental review process. [R, DPW]
 - a. Runoff Calculations - this includes runoff volumes, rates and peak runoff flows.
 - b. Soil Loss Prediction - this includes the annual soil loss in tons per acres (or fractions thereof) from the site prior to, during, and after construction.
 - c. Design Management Facilities - this includes modification of the proposed project as necessary to reduce soil loss by such mitigating measures as slope stabilization, vegetation protection, revegetation and other techniques which will reduce soil loss to natural or lower levels.

FLOODPLAINS GOAL AND WATERCOURSES

PROVIDE PROTECTION FROM LOSS OF LIFE AND PROPERTY FROM FLOODING WHILE PRESERVING ALL FLOODPLAINS AND WATERCOURSES IN THEIR NATURAL STATE.

FINDINGS

Natural watercourses enhance the rural character of the Subregion and provide regionally scarce wildlife habitat.

Forester Creek, Rios Canyon Creek, Harbison Canyon Creek and Sweetwater Creek flow out of Crest and are major tributaries of the Subregion. The upper portion of Forester Creek is within a Resource Conservation Area and should be retained in its natural state. Development north of the Crest Country Town is likely to affect Rios Canyon and, downstream, Los Coches Creek because of increased runoff from impervious surfaces associated with development. There is also a number of other major drainages out of Crest. One in particular flows

through the center of town. This watercourse, and the trees and other vegetation which line it, form a significant aesthetic element to the character of the Crest Country Town.

POLICIES AND RECOMMENDATIONS

1. The County will, at the earliest time possible, identify the "actual" boundaries of the 100-year flood line of East Forester Creek upstream from the Current Urban Development Area so that proper protection of that floodplain can be applied. In the interim period, a floodplain overlay shall be applied to the subregional plan map along with a footnote which is intended to show existing or future property owners those parcels which are subject to potential flooding. [P, DPW]
2. Development will be encouraged to preserve natural, undisturbed floodplains and watercourses and provide adequate buffers to negate the need for disruptive flood control measures. [R]
3. Road crossings of watercourses shall be strategically placed and minimized. [R, DPW]

WATER

ENSURE ADEQUATE WATER SUPPLIES WILL BE AVAILABLE FOR THE LAND USES ESTABLISHED BY THIS PLAN.

FINDINGS

Most of the Subregion is currently served by Padre Dam Municipal Water District, Otay MWD and Helix Irrigation District. The eastern and southeastern portions of the Subregion are not within the County Water Authority. Dehesa Valley, while in the County Water Authority, is not served with imported water and depends upon groundwater resources.

POLICIES AND RECOMMENDATIONS

1. The County shall require that the developments within the Subregion not served by imported water comply with the County Groundwater Policy I-77. [R, W]
2. The County shall require a detailed groundwater study for any large scale project not served by imported water to ensure long term groundwater supply for the project as well as surrounding existing groundwater users. [R, W]

3. Development in the Subregion not served by imported water should only be allowed if all groundwater impacts are mitigated. [R, W]

NATURAL HABITAT PROTECTION

RETAIN THE NATURAL LANDSCAPE WITHIN THE SUBREGION.

FINDINGS

Crest contains large areas of coastal sage scrub. Development has taken place generally within the relatively flatter portions of the Subregion - Sun Crest, Dehesa Valley, Granite Hills, and Harbison Canyon. The areas still undeveloped are natural, chaparral-covered, steep slopes and riparian and oak woodland filled watercourses.

The natural landscape of steep slopes, three prominent mountain tops and the steep well-defined drainage systems enhance the rural character of the Subregion.

POLICIES AND RECOMMENDATIONS

1. When approving development proposals preserve the integrity and continued function of natural habitat with the Subregion. Emphasis should be placed on sufficient size of areas left in natural coastal sage scrub cover to ensure its long term value as a vegetation community and wildlife habitat. [R]
2. Reduce adverse impacts to areas identified as containing rare and endangered plants within the Subregion. [R]
3. Provide buffers around areas of sensitive habitats. Encourage use of native and/or hybrid landscaping plants near sensitive plant species. [R]
4. Encourage connection of biological open space easements to maintain or create wildlife corridors. [R]
5. Encourage development designs which retain sensitive and wildlife species undisturbed onsite.

SOILS

MINIMIZE GRADING FOR DEVELOPMENT.

FINDINGS

Development in the Subregion will require grading for homesites, roads, and utilities.

Modern technology makes it possible to do large-scale grading, which causes scarred slopes, loss of watershed, hill-topping, accelerated erosion, and siltation impacts on natural watercourses.

POLICIES AND RECOMMENDATIONS

1. Buildings should be designed to fit the existing topography. [R]
2. Development on slopes should be encouraged to include split level pads and stilted homes in their design to minimize the need for pad grading. [R]
3. All road cuts for access roads for large scale development must be landscaped to minimize visual impacts. [R, DPW]
4. Developments on areas with boulders, rock outcrops and thin soil over bedrock should be encouraged to include these natural features in their design. [R]
5. Erosion and siltation control and slope stabilization must be maximized whenever grading is required for development. [R]

DARK SKY

RESTRICT THE USE OF EXTERIOR LIGHTING THROUGHOUT THE SUBREGION.

FINDINGS

A dark night sky is an essential element of the rural character of the Subregion.

Light pollution caused by street lights on large scale residential developments, commercial/industrial uses, and outdoor recreation have a adverse cumulative impact on the astronomical dark sky.

POLICIES AND RECOMMENDATIONS

1. Outdoor lighting must be directed downward and screened so that it will not visibly impact areas offsite. [R]
2. Street lighting for subdivisions shall only be required for traffic safety. [R, DPW]
3. Recreational outdoor lighting shall be on timers to eliminate unnecessary use. [R, DPW]

CULTURAL SITES

PRESERVE IDENTIFIED ARCHAEOLOGICAL SITES AND ENCOURAGE FURTHER IDENTIFICATION AND PROTECTION OF SITES IN CONJUNCTION WITH DEVELOPMENT.

FINDINGS

The Subregion has a high potential for archaeological resources.

Within the Subregion, four major prehistoric Indian villages, two historic villages and over 50 other archaeological sites have been identified.

POLICIES AND RECOMMENDATIONS

1. All proposed new development indicating high archaeological resource potential such as oak trees, boulders and streams should be surveyed for significant sites. [R]
2. Encourage undisturbed onsite preservation of significant archaeological sites through open space easements or site sealing. [R]

7. RECREATION

GENERAL GOAL

SUPPORT IMPROVED RECREATIONAL OPPORTUNITIES IN THE SUBREGION TO MEET COMMUNITY NEEDS AND ENRICH THE LIVES OF ALL RESIDENTS BY ESTABLISHING A BALANCED SYSTEM OF RECREATION FACILITIES AND SERVICES.

FINDINGS

Crest

Existing Local County Park Facilities

1. Nancy Jane Park: This 2 acre park contains a tot lot, play area, tennis court, multi-purpose court, 15 offstreet parking spaces, picnic facilities, and restrooms. The park site was acquired by the County in 1928 and is maintained by the County Parks Department.
2. South Lane Park: This 10.45 acre neighborhood park was purchased by the County in 1979. It remains undeveloped except for the 5 southerly acres which contain equestrian facilities. A local equestrian group operated and maintains the equestrian facilities through an agreement with the County Parks Department.

Existing Community Park Facilities

1. Flinn Springs Park: This 42 acre community park contains family and group picnic facilities, a dance ramada, ball fields, tot lots, junior play areas and horseshoe and volleyball courts. The park is maintained by the County Parks Department. This facility is used by the residents, however, it is not within the Subregion.

Private Community Group Facilities.

1. Crest Community Building: This community building is owned and operated by the Crest Community Association Incorporated. The facility is located on about a half-acre of land.
2. The Crest Community Church also offers meeting space.

Dehesa

School District Facilities

1. Dehesa Elementary School: The school contains approximately 1 acre of play equipment, open space areas and picnic tables, however, access to the public is limited. Indoor meeting space is available upon request.

Community Meeting Facilities

1. Dehesa Voluntary Fire Company: Community meeting space is available by reservation. The facility is located on approximately one-half acre of land.

Commercial Facilities

1. Frontier Park (Formerly Big Oak Ranch): Commercial recreation facilities are proposed for reopening and development.
2. Singing Hills Golf Course: Public use of golf course (325 acres) and meeting space. Private pool and tennis club.

Harbison Canyon

Existing Local Park Facilities

1. Old Ironside Park and Community Center: This one acre neighborhood park contains a Community Center Building (130 person capacity), natural spring, multi-purpose deck, play area, picnic facilities, 18 parking spaces and restrooms. The park site was acquired by the County in 1954 and is maintained by the County Parks Department.

School District Facilities.

1. Joan MacQueen Middle School (Alpine Union School District): The middle school contains approximately ten acres of recreation facilities, including softball fields, basketball courts, handball courts, picnic facilities and parking which is open to the public. This facility is used by the residents, however, it is not within the Subregion.

Granite Hills

1. John F. Kennedy Park (City of El Cajon): This community park site contains approximately five acres of facilities including a community center, soccer field, tennis courts, exercise course, softball fields, parking, restrooms, handball courts, and picnic facilities. This facility is used by the residents, however, it is not within the Subregion.

Commercial Facilities

1. Granite Hills Riding Ring: The approximately 9.45 acre riding facility is located on Greenfield Street between La Crest Road and Madison Avenue. It is owned by Grossmont School District and operated by the Granite Hills Horse Association.

Existing Regional Park Facilities

1. Cleveland National Forest and Loveland Reservoir: Access and public facilities are limited to the National Forest area surrounding the lake adjacent to the Subregion boundary. Facilities include riding and hiking trails only. Neither the National Forest nor Sweetwater Authority, that manage Loveland Reservoir, have master plans for additional recreational development in the Crest Subregion.
2. Bureau of Land Management -- 40 acres: Forty (40) acres adjacent to Cleveland National Forest is open to the public but access is limited. No additional recreational facilities are currently planned for development.
3. McGinty Mountain Plan Preserve -- 500 Acres: Five hundred (500) acre plan preserve and resource conservation area is managed by the Nature Conservancy as public land. Only 184 acres are within the Subregion.

POLICIES AND RECOMMENDATIONS

1. Encourage the development of local park facilities through the cooperation of the County Parks Department and local sponsor, school or civic groups. [DPR]
2. Request that the Parks and Recreation Department utilize County Service Areas, alternative taxing agencies, or other organizations to provide park maintenance and operation services for new park facilities within the Subregion so that local Park Lands Dedication Funds may be used to develop or acquire local park facilities. [DPR]

Crest

1. Expand South Lane Park by coordinating the development of facilities with the adjacent School District property (3-5 acres). [DPR]
2. Pursue the design and construction of recreation facilities at South Lane Park; utilizing Park Land Dedication Ordinance funds from the Crest Local Park Planning area and other grant or community funds once operation and maintenance services are available in the community. [DPR, R]
3. Acquire community park acreage commensurate with population increase expected from the development of any large scale residential project in accordance with the provisions of the Park Land Dedication Ordinance and Recreation Element Objectives. [DPR, R]

Dehesa

1. Acquire local park acreage and/or expanded facilities in the vicinity of Dehesa Elementary School in cooperation with the School District once operation and maintenance services are available in the community. [DPR, R]
2. Encourage the development of commercial recreation facilities for ball fields, picnics, tennis, volleyball and horseshoes that would be available to the community such as Frontier Park. [GEN]
3. Support the development of riding and hiking trails, community park and fishing facilities at the Dehesa Sand Mining facility as soon as mining operations would allow construction. [R, DPW]
4. Acquire local park acreage and develop facilities to include equestrian staging areas along Sloane Canyon once operation and maintenance services are available in the community. [DPR]

Harbison Canyon

1. Encourage the Alpine Community to develop additional active recreation facilities for community use at the Joan MacQueen Middle School. [DPR]
2. Expand Old Ironsides Park to include adjacent property along the creek area and maintain as open space or develop for trail use or additional park facilities. [DPR, DPW]

Regional Park Development

1. Encourage the provision for trails, day use facilities, and access to the lake for recreational use at the Cleveland National Forest and Loveland Reservoir. [DPR]
2. Support expansion of the McGinty Mountain Preserve. [DPR]
3. Support the development of a staging area, day use facility and access to Cleveland National Forest Riding and Hiking Trails at the existing Bureau of Land Management Site. [DPR, R, DPW]
4. The lack of development and the natural scenic beauty of Sloane Canyon provides it with good potential for ultimate use as a Regional Park. [DPR]

8. ENERGY

GOAL

ENCOURAGE DEVELOPMENT WHICH CONSERVES NON-RENEWABLE ENERGY RESOURCES, BY UTILIZING ENERGY SAVING TECHNOLOGY, BUILDING MATERIALS, ARCHITECTURE AND SITE DESIGN.

FINDINGS

Current technology, knowledge and materials are available which are capable of significantly reducing home energy use. Utilizing such technology and material as passive solar heating; active solar water and pool heating; photovoltaics; and wind turbines can aid in reducing reliance on electrical or natural gas sources.

Another important method of reducing the need to use heating or cooling mechanisms and thereby reduce the reliance on energy is by special attention to site design. The Subregion is generally located within a hot arid climatic zone and there is basic site selection and design criteria that can be utilized which will help moderate climatic extremes. The following is a list of generalized findings which may be applicable to the existing conditions within the Subregion.

- a. Building sites located above a valley floor will tend to be cooler in the afternoons and warmer at nights than lower sites;
- b. The large daily temperature range in hot arid climates makes easterly exposure and protection from the west desirable for daily heat balance.
- c. Existing vegetation, especially mature trees, can be of immediate assistance in mitigating heat gain.
- d. Areas absorbing a high degree of solar radiation can create hot spots or "heat sinks" which can cause considerable heat gain. Asphalt and concrete are typical examples.
- e. Separating potential "heat sinks" from frequently inhabited areas can save energy and make those areas more livable.
- f. Paved areas can be shaded to exclude solar radiation and thus reduce impacts from reflected radiation.
- g. Because of lower light reflection, grassy areas, sod and the like can be effectively employed for cooling.

- h. Solar collectors present potential aesthetic problems, even when they are not located on buildings.
- i. Trees and shrubs which conserve moisture and are unaffected by blowing dust and sand will be most suitable in hot and arid zones. Native vegetation is usually best.
- j. Vegetation, materials, colors, and textures recognized as indigenous to an area are likely to be associated with many years of experimentation and experience in adapting to unique climatic conditions and thus can be most effective.

POLICIES AND RECOMMENDATIONS

- 1. Building sites should not be in valleys, especially narrow valleys, but instead should be at lower hillside locations benefitting from cool air flows. [R]
- 2. On those sites affording the opportunity, orient buildings and outdoor activity areas in an east-southeast direction. [GEN]
- 3. Locate buildings to utilize existing trees for shade on west walls which are subject to the higher levels of solar radiation. [GEN]
- 4. Non-permeable paving material used on such areas as parking lots, sidewalks and streets should be kept to a minimum. [R]
- 5. Non-permeable paving areas should be shaded through the use of vegetation, land forms, walls, screens, canopies and overhangs. [R]
- 6. Grass, groundcover, gravel or other suitable material should be used in lieu of non-permeable paving around the outside of dwellings. [R]
- 7. Large non-permeable areas, such a group parking areas and paved court game areas, should be located as far as possible from dwelling units. [R]
- 8. Vegetation used in control of solar radiation and related microclimate conditions should be selected with consideration of their drought and dust resistant properties. [GEN]
- 9. Materials, colors and textures should to the extent possible, be those which are natural or traditional to the area and of demonstrated value in adapting human activity to hot arid climate conditions. [R]

10. Encourage the utilization of such technology and material as passive solar heating, active solar water and pool heating, photovoltaics and wind turbines. [GEN]
11. Solar collectors should be located in areas of the site where they least impair its visual quality and they should be adequately screened from the view of dwellings and outdoor living areas. [R]

CREST-2000/tf;jcr

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed to the right of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

| | |
|------|--|
| GEN | Policy of General Application |
| DPW | Department of Public Works |
| DPR | Department of Parks and Recreation |
| DHS | Department of Health Services |
| DA | Department of Agriculture |
| DPLU | Department of Planning and Land Use |
| F | - Facilities Planning |
| E | - Economics and Demographics |
| Pr | - Process Simplification |
| G | - Graphics Section |
| W | - Water Section |
| S | - Systems Coordination and Data Processing |
| T | - Transportation Planning Section |
| I | - Plan Implementation Section |
| Sp | - Special Projects Section |
| P | - Plan Development Section |
| R | - Regulatory Division |
| B | - Building Codes Enforcement |
| Z | - Zoning Codes Enforcement |
| H | - Housing Section |
| Sh | - Sheriff's Department |

APPENDICES

- CIRCULATION
- RECREATION

APPENDIX A: SPECIFICATIONS FOR COUNTY ROAD FACILITY TYPES

APPENDIX B: AVERAGE DAILY VEHICLE TRIPS BY FACILITY

APPENDIX C: LOCAL PARK AND RECREATION FACILITY NEEDS ASSESSMENT
GPA 89-03

Local Park and Recreation Facility Needs Assessment GPA 89-03

| <u>Existing Neighborhood Parks</u> | <u>Acres</u> |
|---|------------------|
| Nancy Jane Park | 2.00 |
| South Lane Park | 10.45 |
| Old Ironsides Park | 1.00 |
| | <hr/> |
| TOTAL: | 12.45 |
| <u>Existing Community Parks*</u> | <u>Acres</u> |
| Flinn Springs Park | 42.00 |
| John F. Kennedy Park | 5.00 |
| Joan MacQueen Middle School | 10.00 |
| | <hr/> |
| TOTAL: | 57.00 * |
| <u>Community Meeting Facilities</u> | <u>Acres</u> |
| Crest Community Building | .50 |
| Dehesa Elementary School | 1.00 |
| Dehesa Fire Station | .50 |
| | <hr/> |
| TOTAL: | 2.00 |
| <u>Total of all existing local park and recreation facilities used toward meeting the Recreation Element objective of 15 acres per 1000 population:</u> | 14.45 |

SANDAG Series 7 Population Forecasts

| | | | | |
|---|--------|--------|--------|--------|
| Year | 1986 | 1995 | 2000 | 2010 |
| Population | 8,964 | 11,791 | 12,757 | 15,345 |
| Local Park Acreage Objective 15 ac./1000 | 134.46 | 176.86 | 191.36 | 230.31 |

*These are not located within the Subregion and, therefore, not counted towards meeting the objective.

Additional local park acreage needed by
the Year 2010 to meet Recreation Element
objectives:

214.86

Regional Park

Applicable Acreage

Cleveland National Forest
(Riding and Hiking Trails)

-

McGinty Mountain Nature Conservancy
(500 total acres)

184.00

Bureau of Land Management
(a single parcel)

40.00

TOTAL: 224.00

Additional Regional Park acreage needed
by the year 2010 to meet Recreation
Element objectives:

6.31